

PLANNING AND COMMUNITY DEVELOPMENT

Planning • Code enforcement • building inspections • Central permitting



MINUTES

Pender County Planning Board Meeting

August 5, 2008

7:00 p.m.

**Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Reynolds

Roll Call: Chairman Reynolds

Pender County Planning Board Members:

Reynolds P Gonzales P Garrett P Marshburn P Millette P Smith P Williams P Newman P

1. Approval of Minutes: July 1, 2008

The motion was made by Karen Gonzales to approve the July 1, 2008 minutes; seconded by William Marshburn. The vote was unanimous 7-0.

Public Hearing

Chairman Reynolds informed the board that the P.D. Preliminary Plat for Country Club Road Assemblage, LLC asked to be postponed.

- 1. Planned Development Preliminary Plat – Country Club Road Assemblage, LLC**, applicant and owner, is requesting approval for 1,054 unit planned development on 376.34 acres. The property is zoned PD, Planned Development District and is located on the south side of Country Club Drive extending southeast to the Intracoastal Waterway in Hampstead, NC.

A new lawyer, Ken Shanklen, has been retained for the case and he has not had time to review the contents. He asked for a one month recess so that he could catch up because this is a complex development and will require time to research.

Hiram Williams made the motion to table the case until the September meeting. Seconded by Rick Garrett. The vote was 5-2. Williams, Marshburn, Smith, Garrett, and Reynolds for; Gonzales and Millette against.

Mr. Shanklen stated that management has changed internally. It has not been sold.

Jeff Jowett presented the next case to the board.

- 2. Zoning Map Amendment – Stephen Carpenter**, applicant, on behalf of Jeffrey L. Morris, owner, is requesting a rezoning of several tracts totaling 82.47 acres from R-20, Residential District to PD, Planned Development District. The properties are located on the east side of US Hwy 17, between Topsail Greens Drive and Edens Lane in Hampstead, NC.

Jeffrey L. Morris, owner, addressed the Planning Board and informed them he would like to have the rezoning so that all the tracts would be under one zoning. He is not exactly sure what he is going to do with Cardinal Acres MHP at this time; he just wants to make it consistent.

Karen Gonzales made the motion to approve the rezoning request. Christopher Smith seconded the motion and the vote was unanimous 7-0.

Chairman Kevin Reynolds closed the public hearing.

Planning Director Patrick Davenport introduced Leon Craft from the State Division of Forestry. This is an item that will be added to the TRC.

Leon Craft stated that fifteen (15) years ago there was a massive fire. The property owners are building homes with no protection for themselves in case of a fire. If a fire comes out of Holly Shelter a fire truck won't be able to get in to help because the road is too narrow. The owners need to find ways to protect homes if a fire starts there. He passed out packets that have guidelines that should be followed. Fire situation guidelines need to be addressed.

Gary Woods, Statewide Fire Wise Coordinator of the Division of Forestry Resources, stated that one of their efforts is to educate the property owner so they will take responsibility for their homes. How much of an investment has been made to protect the home from the outside from a wildfire? There are standards in place that are nationally recognized. He referenced NFPA Standards-1141 that addresses the infrastructure of land development in urban and rural areas. Also NFPA-1144 which is the standard for reducing structure ignition hazards for wild land fires. This would be a good item to look into incorporating some language into the local ordinance. He is encouraging the board to take a look at future development and try to put guide lines in place so that after the developments are built, they won't have to put firefighters in harms way to go in and try to protect the structure.

A fire district map overlay is available.

Burt Millette stated that there is nothing anyone can do now with the present developments. The concentration should be on future development.

3. Discussion Items

- **Discussion Items by Planning Board Members**
- **Discussion Items by Planning Staff**
- Proposal for two day workshop with the Wooten Company
- **Discussion Items by Members of the Public**
No discussion from the public.

4. Adjournment

Board Action for August 5, 2008 Minutes:

Motion: _____ Karen Gonzales _____ Seconded _____ Burt Millette _____

Approved: _____ X _____ Denied: _____ Unanimous _____ X _____

Reynolds _____ Gonzales _____ Garrett _____ Marshburn _____ Millette _____ Smith _____ Williams _____